

City of Reading  
City Council  
Work Session  
Monday, November 17, 2008

**Council Members Present**

Vaughn Spencer, President  
Stephen Fuhs, District 1  
Marcia Goodman–Hinnershitz District 2  
Dennis Sterner, District 3  
Stratton Marmarou, District 4  
Jeffrey Waltman, District 6

**Others Present**

L. Kelleher  
C. Younger  
A. Miller

**Call to Order**

President of Council Vaughn Spencer called the work session to order at 7:05 pm.

**Managing Director's Report**

Mr. Younger stated that Mr. Hottenstein was unable to attend this evening's work session. He stated that he was asked to fill in. Mr. Younger distributed the Managing Director's Report to Council. He highlighted the report covering the following:

- Animal Rescue League fundraiser to purchase protective vests for the City's K–9 unit.
- Governor's award to PAL/Olivet for their contribution to the advancement of the arts.
- Jive after Five event at the Reading Public Museum

### Planned Residential Development in (PRD)

Mr. Miller explained that a PRD is a zoning overlay that redefines zoning regulations for an entire area and prevents the need for zoning approval on a parcel by parcel basis. He stated that the draft attached is provided by Charlie Schmel from URDC. Non-binding comments have been received from the City and County Planning Commissions. He noted that the PRD was not focused on a single developer and is used as an incentive for the redevelopment of a specified area as it redefines the zoning for that area.

Mr. Fuhs noted that Tetra Tech volunteered to come to Reading to give a presentation on the process for the development of the river front. He stated that this type of large scale development can take up to 20 years. He suggested having the project manager in place to oversee the long term development of the Riverfront as elected officials will change over this period of time.

Mr. Sterner agreed with the need to talk with a firm with experience in this type of development.

Mr. Fuhs stated that Tetra Tech is not submitting a proposal for the development of the area they are just willing to provide advice to the City on the process.

Ms. Goodman-Hinnershitz agreed with the benefits provided by long term planning. She stated that a discussion with Tetra Tech will help Council understand the details about this process. She also noted the need for wide spread education about the proposed redevelopment of this area.

Mr. Miller noted the inability of the general public to understand land use controls. He suggested seeking public input about vision for the redevelopment process.

Mr. Fuhs stated that he has spoken with the Mayor and Managing Director about the need to have an educational session with Tetra Tech. He suggested that if the Administration does not contact Tetra Tech within the next week that the City Clerk follow up.

Mr. Waltman questioned the ability of Tetra Tech to turn volunteer assistance into a sales call.

Councilor Goodman–Hinnershitz and Waltman suggested in introducing the PRD on November 24<sup>th</sup>. Mr. Fuhs suggested that Council hear a presentation from Tetra Tech before the Ordinance is introduced.

Mr. Sterner stated that as the PRD cannot be enacted until at least 30 days after introduction, waiting an additional month to hear the Tetra Tech presentation will not matter in the long term.

Mr. Spencer questioned the assigning the PRD task to Mr. Schmel. He stated that Mr. Schmel was originally hired to assist the City in re-writing the zoning and SALDO Ordinances and creating an official map. He noted that the City Administration's inactivity almost caused the DCED grant to be lost. He stated that the City Clerk was asked to take action to get the contractor hired and to begin the amendment process; however the Administration assigned the PRD task to the consultant rather than having him start on the zoning amendment. He questioned the rationale behind beginning the PRD over the zoning ordinance amendment.

Mr. Miller stated that the Administration had a change in priorities caused by the under utilization of industrial buildings in this area.

Mr. Spencer noted that the redevelopment of this section of the City could create an issue with the truck corridor. Mr. Miller stated that this redevelopment should have no effect on the truck corridor but will work to improve the mixed reuse of the existing industrial buildings.

Ms. Kelleher noted the need for public hearing notifications to affected property owners in the need to have the PRD Ordinance put in the City's proper format.

Mr. Miller stated the PRD area only affects a small portion of the south west section and will not effect any current residential development. He stated that Administration will work to put the Ordinance in proper form so it can be introduced at the Nov. 24<sup>th</sup> Regular Meeting of Council.

Ms. Kelleher inquired if the Administration has submitted quarterly updates to the DCED for the grant as required. Mr. Miller replied that to his knowledge updates have not been prepared.

Mr. Spencer inquired about URDC's charge for creating the PRD. Mr. Miller stated that the charge for the PRD is unknown.

### **2009 Budget**

Mr. Waltman stated that Council needs to take action on the 2009 General Fund and Capital Improvement Budget on Monday the 24<sup>th</sup>. He stated that 1 or 2 sticking points concerning tax increases remain.

Mr. Spencer noted the Mayor's statement regarding the \$12 million projected deficit for 2010, encouraging tax increases rather than internal work to collect fees.

Mr. Waltman noted the need for Council to consider that proposed by the Administration and built consensus on accepting the revenue projections as presented or making further reductions in expenditures. He noted that a variety of areas could be adjusted downward.

Mr. Spencer inquired about the probability of a 5% property tax hike. Mr. Waltman stated that if the Administration was doing their job and collecting properly in all areas, tax hikes could be avoided. He noted the need for Council to consider the 2009 Budget alone with continued

discussion and long term planning immediately there after.

Mr. Spencer expressed his belief for across the board reductions. He noted that the Administration's suggestions received earlier this evening were not impressive.

Mr. Sterner expressed his belief in further belt tightening as the budget has grown from \$42 million to \$72 million within a six year period.

The work session adjourned at 8:22 pm.

Respectfully submitted by,

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Linda A. Kelleher, City Clerk